



ILANGA,

LODGE ROAD WALBERSWICK, SOUTHWOLD, IP18 6UP



Situated in one of Walberswick's most desirable locations, Ilanga is a charming three-bedroom semi-detached home offering beautifully arranged accommodation across three floors

Approaching the property, a covered veranda provides an inviting entrance. Stepping inside, you are welcomed into a spacious hallway which creates an immediate sense of warmth and character. Conveniently positioned off the hallway is a well-appointed utility room, fitted with a washing machine, work surface, sink and WC. Stairs rise to the upper floors, completing the entrance accommodation.

The kitchen/breakfast room is positioned at the front of the property, providing a practical yet sociable space perfectly suited to modern day living. Beyond, a separate dining room offers an excellent setting for both family meals and entertaining guests. Continuing through the home, the accommodation flows into a delightful sitting room, a warm and inviting space centred around a wood-burning stove and enjoying attractive views over the rear garden. Double doors lead through to a bright and airy garden room, creating a superb additional reception area with a seamless connection to the outdoors. Oak flooring runs throughout the ground floor, complemented by underfloor heating, enhancing both the comfort and quality of the accommodation.

Ascending to the first floor, the landing provides access to two generously proportioned bedrooms. The principal bedroom enjoys excellent floor space and is further enhanced by a Juliette balcony, creating a light and airy retreat. The second bedroom offers versatile accommodation, ideal as a guest bedroom, children's room, home office or study, and is enhanced by a dormer window that fills the room with natural light. A family bathroom completes the first-floor accommodation.

Stairs continue to the second floor, where a substantial third bedroom occupies the upper level. This impressive room offers a sense of privacy and character, making it equally suited as a principal suite or generous guest accommodation. Enhanced by a Juliette balcony, the space enjoys an abundance of natural light and an airy feel. A shower room serves this floor, while useful eaves storage provides practical additional space.

Outside, the property benefits from off-road parking to the front for 3 cars, whilst to the rear is a delightful mature garden enjoying a good degree of privacy. Predominantly laid to lawn and bordered by established trees and hedging, it provides a peaceful setting for relaxing and entertaining outdoors.

TENURE-

Freehold

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

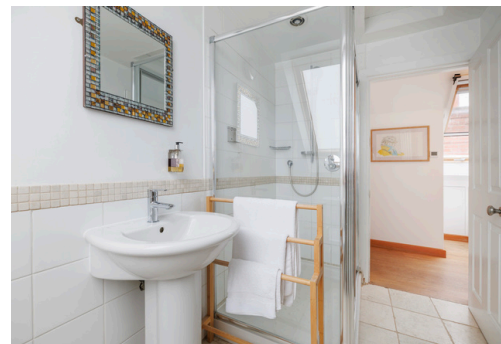
VIEWINGS

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East suffolk council. Band E



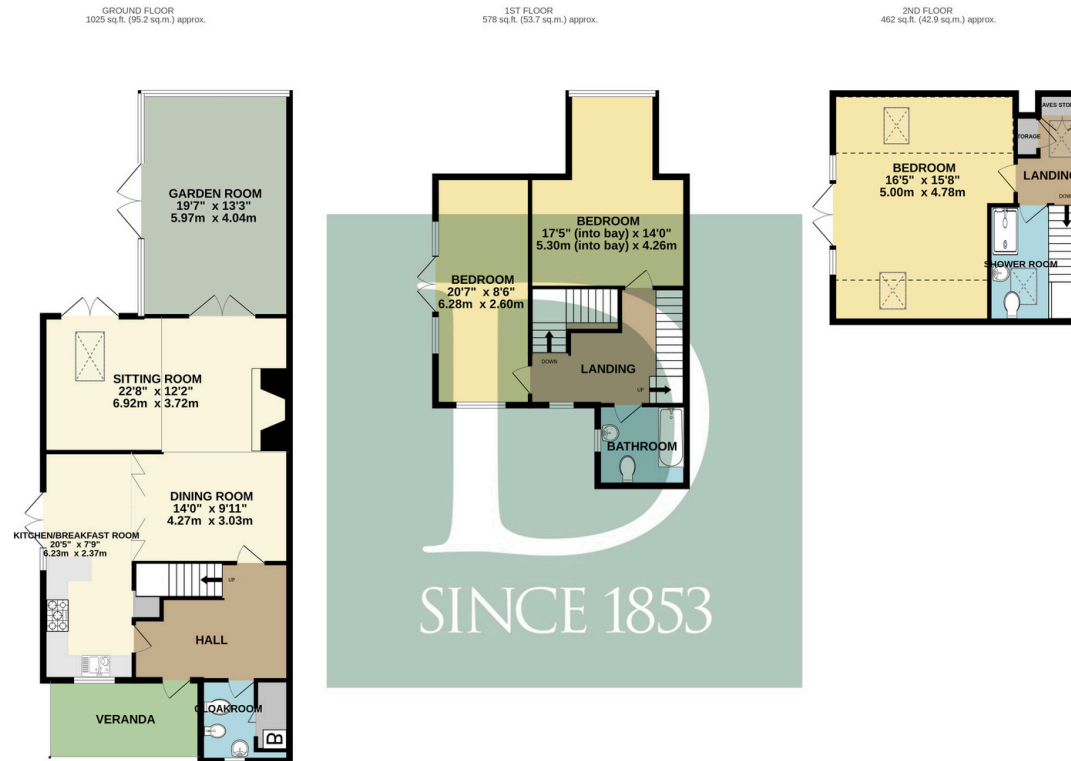


NO ONWARD
CHAIN





FLOOR PLAN



TOTAL FLOOR AREA: 2065 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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